

# \$197,500 - 1211 9363 Simpson Drive, Edmonton

MLS® #E4430108

**\$197,500**

2 Bedroom, 2.00 Bathroom, 835 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Brand new stainless steel APPLIANCES, fresh PAINT, newer FLOORING, a sleek new BACKSPLASH, and TWO side-by-side titled PARKING STALLS – this upgraded 835 sqft condo is move-in ready! Welcome to Terwillegar Terrace, where this 2 BED, 2 BATH unit offers an OPEN CONCEPT layout with a bright, unobstructed SOUTH-FACING view that fills the space with natural light. The kitchen features crisp WHITE CABINETS and plenty of prep space for the home chef. The spacious primary bedroom includes a WALK-THROUGH CLOSET and private 4PC ENSUITE, while the second bedroom is thoughtfully placed on the opposite side for added privacy with a second 4PC BATH nearby. Enjoy the convenience of IN-SUITE LAUNDRY and a LARGE STORAGE ROOM. Just minutes from Windermere Crossing, this prime location offers access to the city's best schools, shopping, dining, entertainment, and public transit, plus quick connections to the Henday for easy commuting. Perfect for those who want both convenience and comfort!

Built in 2008

## Essential Information

MLS® # E4430108

Price \$197,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	835
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	1211 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N2

### **Amenities**

Amenities	Off Street Parking, Detectors Smoke, Exercise Room, No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Television Connection
Parking	2 Outdoor Stalls

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Donald R. Getty School
Middle	Esther Starkman School
High	Lillian Osborne High School

### Additional Information

Date Listed	April 10th, 2025
Days on Market	7
Zoning	Zone 14
Condo Fee	\$594

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